



PROMISED LAND



Promised Land OZ is the leading rural development partner for Opportunity Zones located in American farming communities.

Photo of the McCotter PLOZ Farm, North Carolina
350,000-bushel grain bin system finished in 2022 as part of Fund I's portfolio.

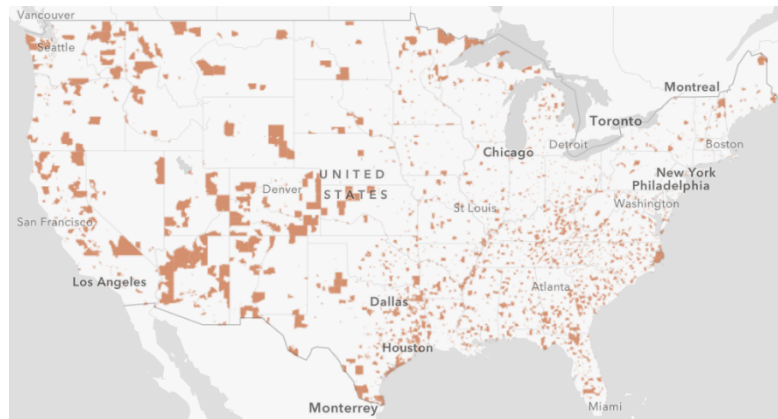
About Promised Land Opportunity Zone Fund II

Promised Land OZ offers investors a compelling risk-reward profile of durable cash flows and tax-exempt appreciation potential through investing in US farmland. Promised Land Opportunity Zone Fund II, LLC seeks to raise equity capital of \$40-50M to purchase farmland located in opportunity zones ("qualified opportunity zone property") from third parties, improve and redevelop parts of those properties, and actively manage the leases.

Opportunity Zone Program

- Established to incentivize the movement of capital into "low-income communities" by providing specific tax benefits
- Expected to generate economic activity
- Tax benefits subject to OZ program conditions
 - Deferral of tax on capital gains invested into the program until 2026 (2028 under [H.R.5761 draft Extension legislation](#); 2032 under [H.R.3906 draft Rural OZ legislation](#))²
 - Tax basis step-ups - 10% for 5-year and 5% for 7-year hold through end of gain deferral period
 - Exclusion of gain resulting from appreciation over 10 year or more hold period
 - Accelerated depreciation possible on improvements, no depreciation recapture
- No cap on benefits used by taxpayers

Opportunity Zone Map of United States¹



Fund II Portfolio Target Returns

- Target IRR: 7.5%-12.5% before Opportunity Zone tax benefits
- Target Multiple: 1.8x-2.2x before Opportunity Zone tax benefits
- Hold period: 10+ years
- Leverage: 30% Loan to Cost
- Portfolio Yield: 3.8%

¹Map of Opportunity Zones from [Economic Innovation Group](#)

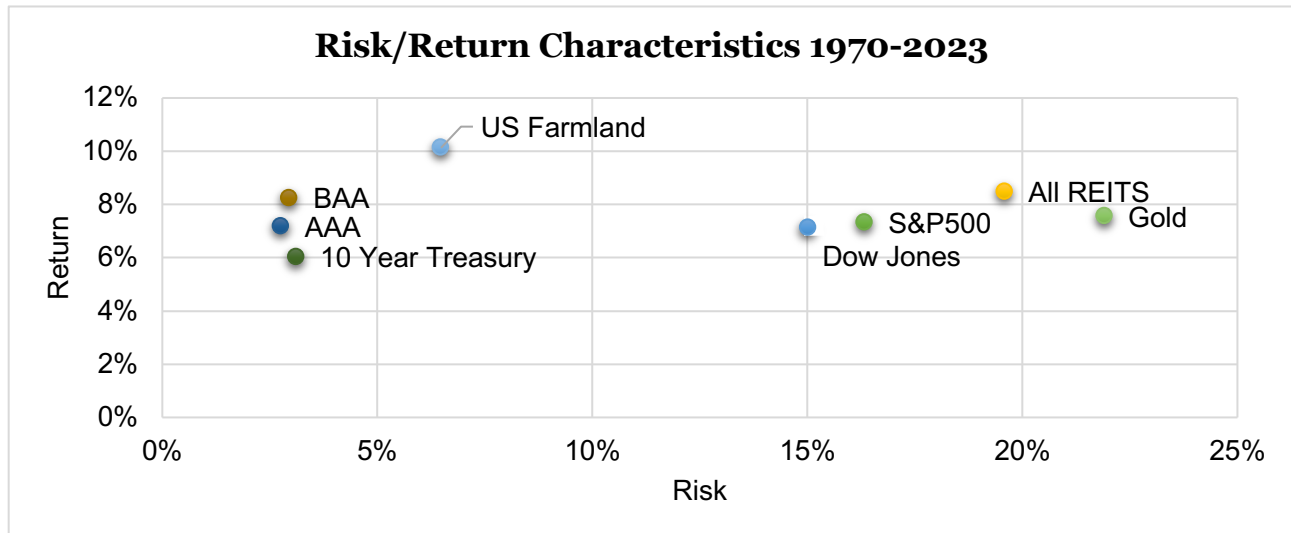
²Hold periods are applied retroactively under the draft legislation such that if the OZ property is acquired, improved and held for the prescribed period by the end of the legislative deferral period, the basis step-up may be taken.



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Historically Attractive Risk-adjusted Returns of US Farmland

- Historical long-term asset appreciation & rent growth driven by productivity gains & commodity inflation.
- Limited historical downside over a 10-year hold.
- Overall low-price volatility reflects the nature of enduring, stable bond-like cash flows.
- Farmland provided the highest risk-adjusted returns over 1970-2023



Current OZ Farm Pipeline

Single Farm Performance – Excludes Fund Management Fees & Expenses of 50 bps of Net Asset Value and 15% incentive fee after a 5% preferred return to investors: Financing rate of SOFR + 2%

Angel 858 PLOZ Farm

\$9,444,227
Offering Size

8.4%
Target Net IRR

\$1.52M
Est. Capex

2.24x
Target MOIC

10 Years
Target Hold

.30
Net LTV

Situated in Douglas County, Illinois, Angel 858 PLOZ Farm offers an exceptional investment opportunity with 858 acres of prime farmland. Acquiring the farm at a significant valuation discount to a smaller adjacent farm owned by PLOZ Fund I. Renowned for its high productivity, Douglas County boasts an average productivity index (PI) of 132, placing it near the threshold of excellent soil quality. Preliminary due diligence indicates that adding drainage tile across the property could significantly enhance productivity, yield, and the farm's future resale value.

Monmouth PLOZ Farm

\$2,280,000
Offering Size

7.7%
Target Net IRR

\$0.8M
Est. Capex

2.01x
Target MOIC

10 Years
Target Hold

.30
Net LTV

Located in Warren County, Illinois, this 163-acre farm is a compelling investment opportunity in a region known for its productive soils, with an average Productivity Index (PI) of 128. Adding a fertilizer mixing and storage facility to the property has been identified as a strategic capital improvement that could boost operational efficiency for the existing farmer tenant and achieve attractive rental economics.

Certain Considerations

The information provided herein (this “Presentation”) is for informational purposes only and does not constitute an offer or solicitation in any state or other jurisdiction to subscribe for or purchase any membership interests of Promised Land Opportunity Zone Fund II, LLC (the “Fund”) or other securities. Neither the delivery of this Presentation at any time nor any sale of membership interests in the Fund or a vehicle that makes any investment described herein shall under any circumstances create an implication that the information contained herein is correct as of any time after the date of this Presentation, nor give rise to a duty to update any information contained herein. This Presentation is not intended to be relied upon as the basis for an investment decision, and is not, and should not be assumed to be complete. A prospective investor should carefully review the Confidential Investment Memorandum of the Fund dated December 2024 (the “Investment Memo”) and the Operating Agreement of the Fund and consider the investment objectives, risks, charges, and expenses before investing. An investment in the Fund involves considerable risk and is highly speculative. See the Risk Factors set forth in the Investment Memo.

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Future investments will be made under different economic conditions and will include different transactions than in the past. Any investment herein is subject to various risks, only a limited number of which are outlined herein. An investor may bear a loss and results may vary from those shown.

Details on pipeline investments (i) have been included for illustrative purposes only, (ii) have been selected in order to provide examples of the types of investments being explored by the Manager and (iii) do not purport to be a complete list thereof. The availability of such opportunities cannot be guaranteed, and it should not be assumed that such future investments will be comparable in quality or performance to the investments described herein or that the Manager will be successful in closing on these pipeline investments. Target returns described herein do not reflect any deductions for fees, taxes, transaction costs or any other fund expenses which will be borne by investors and will have the effect of reducing the actual return for an investor.

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